



# LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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Planning • Building

## MEMORANDUM

**TO:** Laramie County Board of Commissioners

**FROM:** Nancy M. Trimble, Associate Planner

**DATE:** September 17, 2019

**TITLE:** PUBLIC HEARING regarding a Subdivision Permit and Plat for TKO Ranch/GGR Subdivision, 1st Filing, located in the W1/2 SE1/4 and a portion of the NE1/4 SE1/4, Section 32, T. 15 N., R. 64 W., of the 6th PM, and a portion of Tract 11, J-S Ranch, 2nd Filing, Laramie County, WY.

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### EXECUTIVE SUMMARY

AVI PC, on behalf of Taft C. Love and Gregory J. Selin, has submitted a Subdivision Permit and Plat application for TKO Ranch/GGR Subdivision, 1st Filing, located northeasterly of Roads 137 and 215, with existing residences at 3759 Chuck Wagon Road and 3788 Road 215. The application has been submitted for the purpose of subdividing 109 acres into 19 single-family residential tracts averaging 5.74 acres.

On July 11, 2019, the Laramie County Planning Commission approved the Preliminary Development Plan with the recommendation that approval from DEQ shall be required prior to plat recordation.

### BACKGROUND

The subject property is unplatted, with the exception of less than one acre in the southwest corner platted as a portion of Tract 11 of J-S Ranch, 2<sup>nd</sup> Filing. The two existing residences and associated structures are intended to remain. The property is surrounded by residential and agricultural properties of varying acreage, with established subdivisions of similar density to the west.

### **Pertinent Regulations**

**Section 2-1-101 (a-e)** of the Laramie County Land Use Regulations governing the criteria for a subdivision permit and plat.

## **DISCUSSION**

The Laramie County Comprehensive Plan identifies the area as Ag and Range Land (AGR). These areas are far removed from the providers of public services and have relatively lower levels of road access. Primary uses are agriculture crop and livestock production, and associated residential uses. Freestanding residential uses, not associated with agricultural purposes, should be discouraged. Staff notes that the subject property is located 1/10<sup>th</sup> of a mile north of the Rural Ag Interface (RAI) area, in which rural residential uses are primarily anticipated, and is directly east of a residential subdivision containing lots averaging 5 acres.

This property lies outside of the PlanCheyenne and zoned boundaries, and therefore is not impacted by these guidelines or regulations.

Water and sewage disposal shall be provided by individual well and septic systems. With an average tract size of 5.74 acres, the minimum lot size requirements for septic system permits are met. The gross acreage of tracts within the proposed development meets the minimum requirements for groundwater recharge in Zone 2, based on the AMEC Memo referenced in section 2-1-103(c)(i) of the Laramie County Land Use Regulations.

Portions of the proposed development do lie within the FEMA 100-year Floodplain area, as shown on the plat. All future water wells and septic systems shall meet the regulations of the State Engineer and Environmental Health Departments. A copy of the Preliminary Development Plan Land Analysis Map is attached and indicates that adequate space for septic systems exists outside the floodplain for Tracts 4, 5 and 6.

According to the State Engineer's 2015 Order, this property lies within the Conservation Area of the Laramie County Control Area, with well spacing requirements for new permits indicated at one well per lawfully subdivided lot or one per ten (10) acres of any other legal parcel of land.

A subdivision of more than 5 lots requires submittal of a Chapter 23 study to the Wyoming Department of Environmental Quality (DEQ). Approval from DEQ, in the form of a "Non-Adverse Recommendation", is required prior to recordation of the plat.

Two accesses into the subdivision are proposed: one connecting to the existing Chuck Wagon Road right-of-way, and one connecting to a 40-foot right-of-way easement on the east boundary of the development.

The applicant submitted a letter requesting waiver of the drainage and traffic study requirements with the application. The County Engineer has concurred with the waiver request based on the information provided.

Agency review comments were received regarding small wastewater system requirements, floodplain development permit requirements, subdivision naming, and clerical corrections on the plat.

Public notice was provided per Section 1-2-104 of the Land Use Regulations. No comments were received from the public or adjacent landowners.

On August, 22, 2019, the Laramie County Planning Commission held a public hearing on this application. Public comment was received regarding availability of water in the area, and increased traffic on the access easement. The Planning Commission voted (3 to 0) to recommend approval of the Subdivision Permit and Plat with two conditions.

A revised plat was submitted on August 30, 2019, which reflects correction of the clerical items.

Staff finds the application is consistent with the plans and policies of Laramie County.

### **RECOMMENDATION and FINDINGS**

**Based on evidence provided, staff recommends the Board find that:**

- a. This application meets the criteria for a subdivision permit and plat pursuant to section 2-1-101 (a-e) of the Laramie County Land Use Regulations.

**and that the Board approve the Subdivision Permit and Plat for TKO Ranch/GGR Subdivision, 1<sup>st</sup> Filing with the following condition:**

1. Proof of DEQ approval is required prior to plat recordation.

### **PROPOSED MOTION**

**I move to approve the Subdivision Permit and Plat for TKO Ranch/GGR Subdivision, 1st Filing with one condition, and adopt the findings of fact a of the staff report.**

### **ATTACHMENTS**

- Attachment 1: Location Map**
- Attachment 2: Aerial Map**
- Attachment 3: Comprehensive Plan Map**
- Attachment 4: Preliminary Development Plan / Land Analysis Map – 7/11/19**
- Attachment 5: Applicant Traffic and Drainage Study Waiver Request**
- Attachment 6: Agency Comments Report**
- Attachment 7: Applicant Response to Agency Comments**
- Attachment 8: Plat – Revised 8/30/19**
- Attachment 9: Resolution**



# Laramie County, Wyoming



TKO Ranch/GGR  
Subdivision  
1st Filing

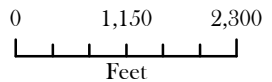
Subdivision  
Permit and Plat

PZ-19-00204

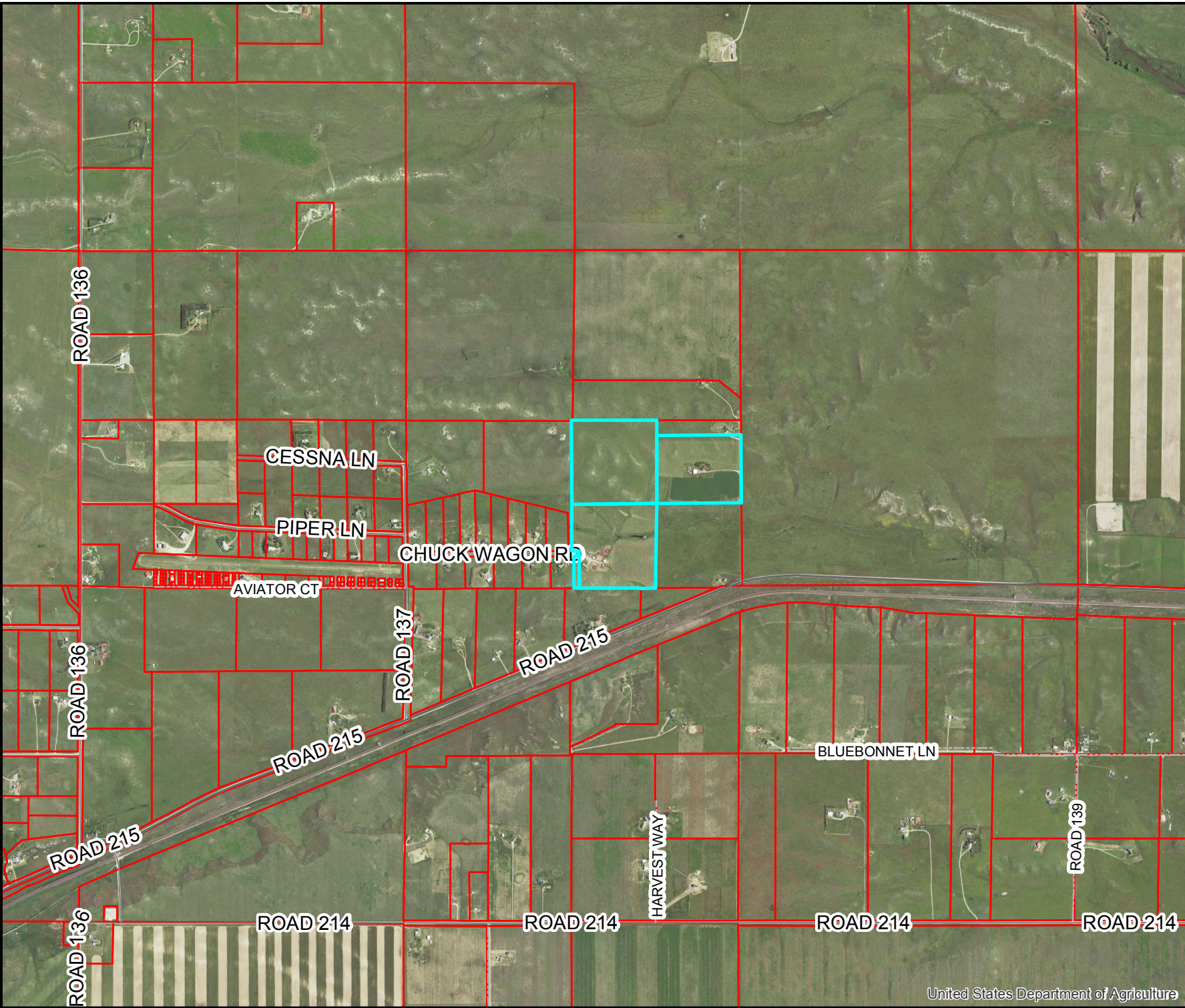
Location Map

 Subject Property

July 2019



United States Department of Agriculture



This map is made possible through the Cheyenne and Laramie County Cooperative GIS Program (CLCCGIS). The data contained herein was collected for its use and is for display and planning purposes only. The CLCCGIS will not be held liable as to the validity, correctness, accuracy, completeness, and/or reliability of the data. The CLCCGIS furthermore assumes no liability associated with the use or misuse of this information.



# Laramie County, Wyoming



TKO Ranch/GGR  
Subdivision  
1st Filing

Subdivision  
Permit and Plat

PZ-19-00204


Aerial Map

 Subject Property

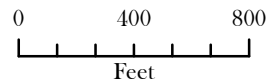
Legend

Current Flood Hazards

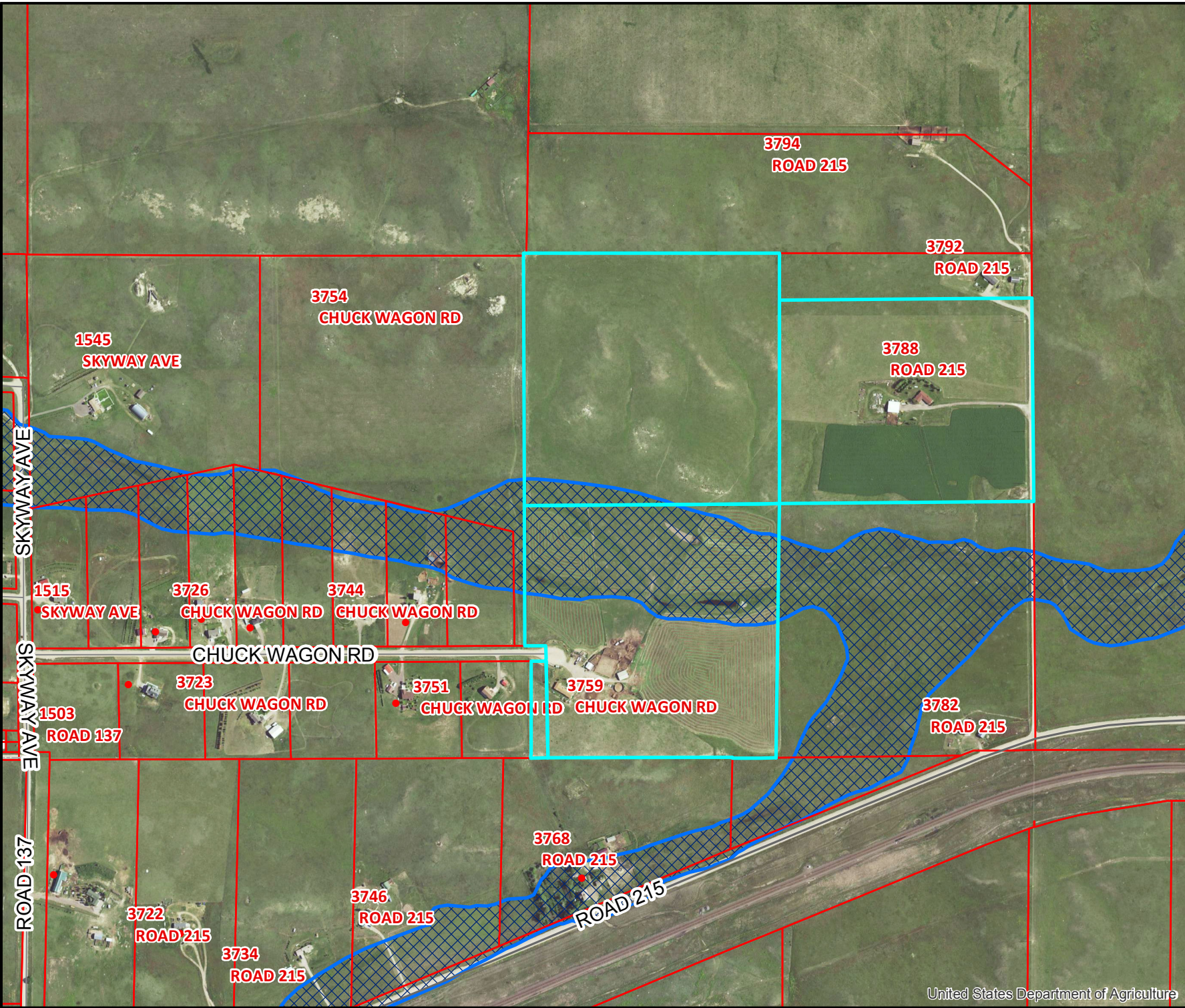
NAME

 FEMA 100YR FLOODPLAIN

July 2019



United States Department of Agriculture



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# Laramie County, Wyoming



**TKO Ranch/GGR  
Subdivision  
1st Filing**

**Subdivision  
Permit and Plat**

**PZ-19-00204**



**Comprehensive  
Plan Map**

 **Subject  
Property**

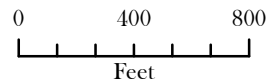
**Legend**

**Future Land Use Districts**

**OTHER**

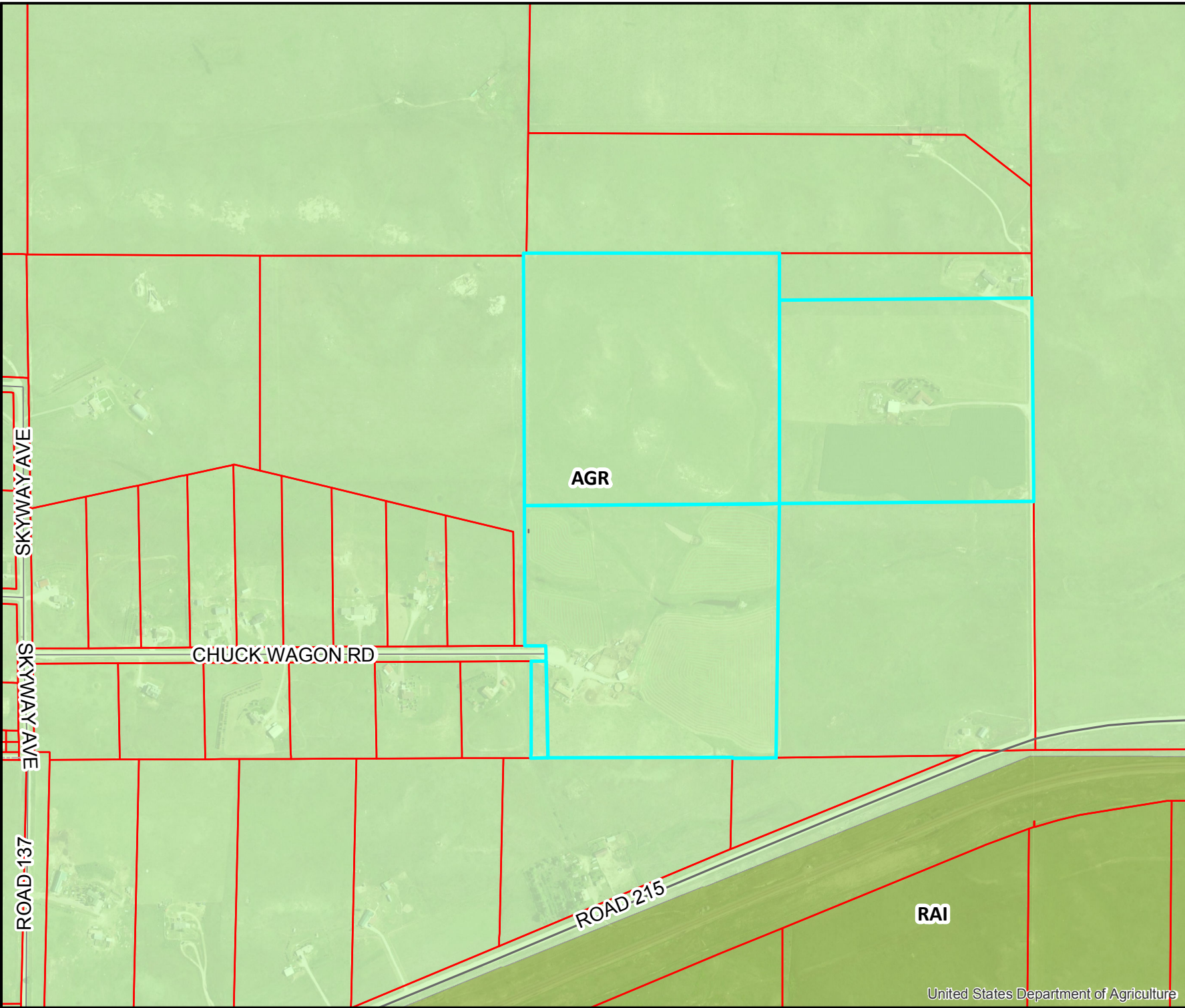
-  Rural Ag Interface (RAI)
-  Ag & Range Land (AGR)

July 2019



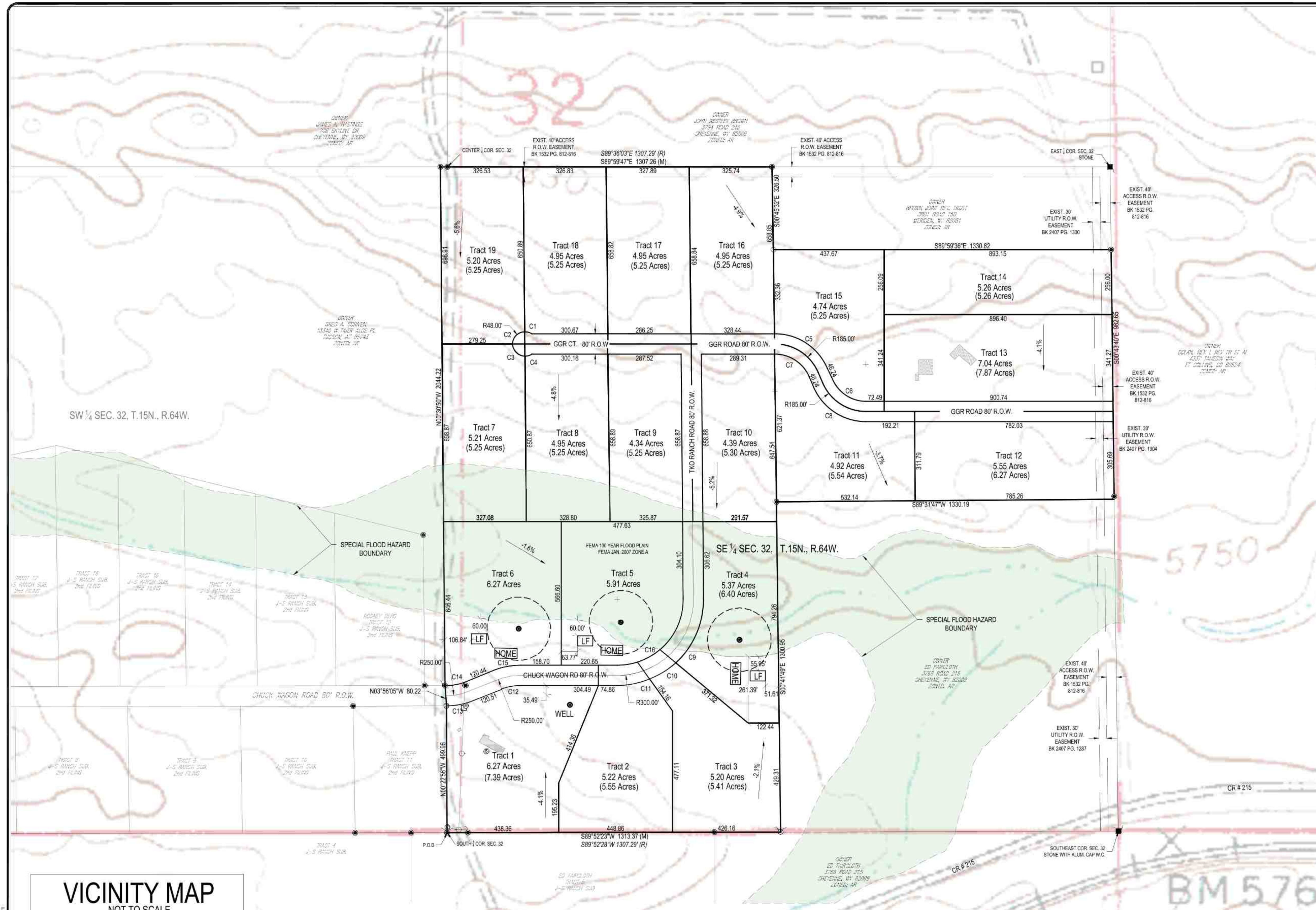
Feet

United States Department of Agriculture



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- ZONING:**
- THE PROPOSED DEVELOPMENT IS CURRENTLY UN-ZONED.
  - THE PROPOSED ZONING IS TO REMAIN UN-ZONED

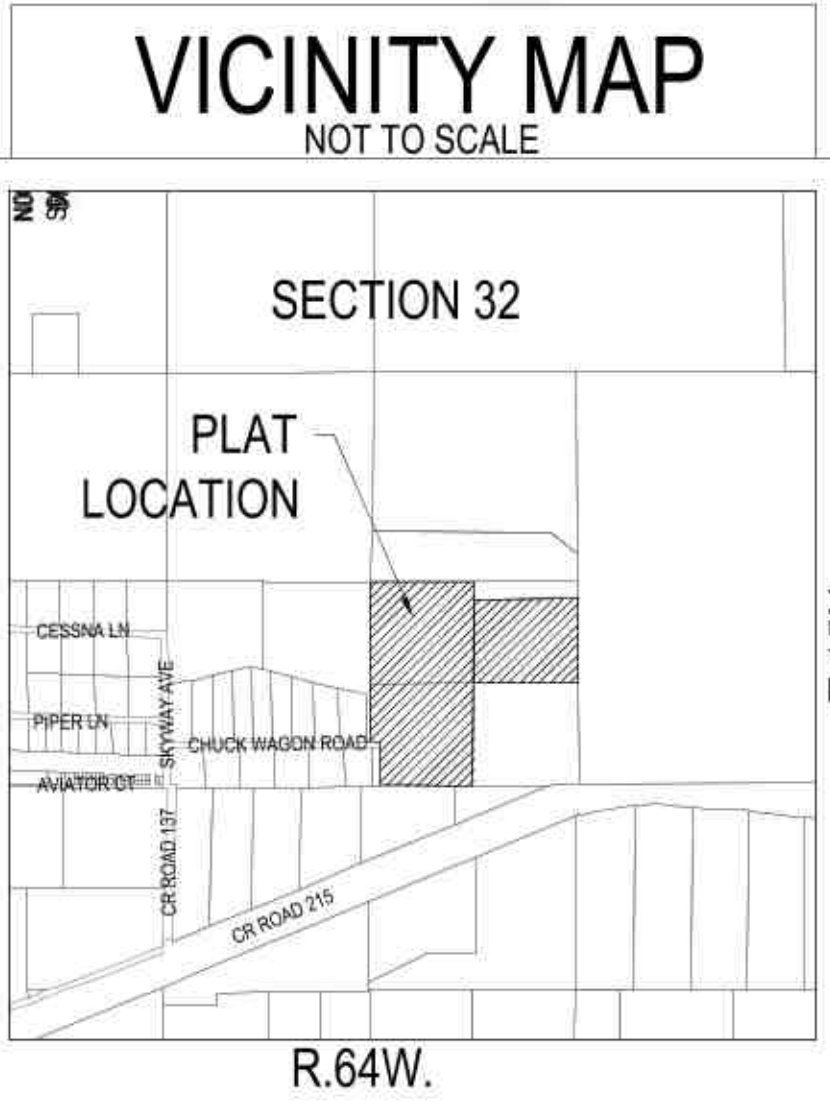
- NOTES:**
- TOPOGRAPHY IS FROM IF FROM CITY OF CHEYENNE AVAILABLE CONTOURS. VERTICAL DATUM IS MODIFIED STATE PLANE.
  - FLOOD HAZARD AREAS ARE WITHIN THE PROPOSED SUBDIVISION (NO BASE FLOOD ELEVATIONS DETERMINED) OF THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR LARAMIE COUNTY PANEL 1130 OF 1650. MAP NOS. 56021C1130F WITH AN EFFECTIVE DATE OF JANUARY 17, 2017.
  - FIRE PROTECTION WILL BE PROVIDED BY LARAMIE COUNTY FIRE DISTRICT #6.
  - ALL RIGHT-OF-WAYS AND ACCESS EASEMENTS TO BE PUBLIC BUT PRIVATELY MAINTAINED.
  - UTILITY EASEMENTS ARE FOR LOCAL UTILITY COMPANIES
  - CONTOURS FROM USGS QUAD MAP "DURHAM WYO QUADRANGLE"

- LAND ANALYSIS:**
- AREAS IN WHICH SLOPES ARE 10% OR GREATER - SHOWN
  - FLOODWAYS AND 100 YEAR FLOOD PLAIN - SHOWN
  - BODIES OF WATER - N/A
  - EXISTING AND PROPOSED EASEMENTS, ROADS, TRAILS OR OTHER FEATURES WHERE BUILDING IS PROHIBITED - SHOWN

**SUMMARY TABLE:**

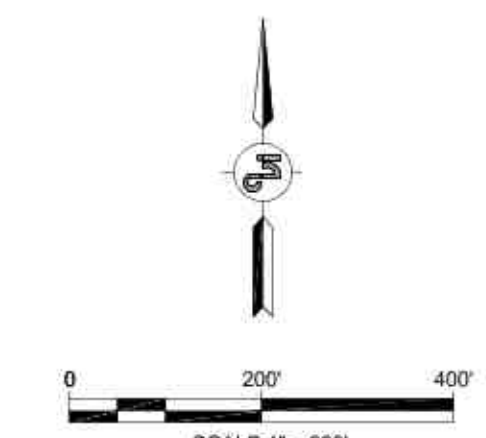
- TOTAL AREA : 109.15 AC
- TOTAL # LOTS : 19
- AVE LOT SIZE : 5.74 AC
- SIGNIFICANT NATURAL FEATURES, SUCH AS RIDGE LINES AND MATURE TREES TO BE PRESERVED - SHOWN
- AREA OF COUNTY ROAD R.O.W. : 8.41 AC
- LENGTH OF ROADS : 4561 FT

- LEGEND**
- ⊙ SET 2" ALUMINUM CAP AVI PC PLS 12045
  - FOUND ALUMINUM CAP
  - ⊙ FOUND IRON ROD
  - FOUND STONE
  - (M) MEASURED DATA FROM SURVEY
  - (R) RECORD DATA FROM BOOK 2085/PAGE 797
  - FLOOD PLAIN LIMITS
  - 40' ESMT FOR ACCESS + UTILITIES BLK 1532 PG 812-816
  - 30' UTILITY ESMT BLK 2407, PG 1287
  - 5.25 Acres (5.25 Acres) NET LOT AREA
  - HOME POSSIBLE HOUSE LOCATION (40' X 80')
  - LF POSSIBLE LEACH FIELD LOCATION. LEACH FIELD SHOWN IS 85' X 60' AND PROVIDES ROOM FOR REPLACEMENT TRENCHES.
  - POSSIBLE WELL LOCATION SHOWING 125' ISOLATION DISTANCE AROUND WELL



**Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	28.59	48.00	24.12	N73° 33' 39"W	28.72
C2	74.57	41.81	85.73	S44° 43' 05"W	87.94
C3	75.83	48.00	90.81	S49° 14' 41"E	88.18
C4	27.70	48.00	33.00	N72° 08' 15"E	27.31
C5	204.25	225.00	67.29	S57° 06' 40"E	249.32
C6	108.39	145.82	68.14	S67° 43' 05"E	158.14
C7	188.05	147.88	65.77	S57° 06' 41"E	160.88
C8	267.97	220.57	68.25	S68° 14' 02"E	245.84
C9	283.21	339.79	47.87	N23° 21' 58"E	275.22
C10	121.89	142.01	21.54	N67° 33' 22"E	121.24
C11	131.51	349.07	22.16	N79° 54' 29"E	130.70
C12	79.88	210.00	21.71	S79° 03' 01"W	78.19
C13	29.11	287.85	6.20	S71° 17' 35"W	28.70
C14	82.02	206.03	22.87	N79° 40' 28"E	81.58
C15	110.02	289.02	21.73	N79° 05' 03"E	108.38
C16	410.41	299.00	90.44	S44° 43' 02"W	369.11



**PRELIMINARY DEVELOPMENT PLAN & LAND ANALYSIS MAP FOR TKO RANCH/GGR SUBDIVISION**

BEING SITUATED IN A PORTION OF THE W 1/2, NE 1/4 SE 1/4, SECTION 32, T.15N., R.64W., AND A REPLAT OF A PORTION OF TRACT 11, J-S RANCH, 2ND FILING OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING  
PREPARED JULY 2019

PREPARED FOR: <b>TKO DEVELOPMENT, LLC</b> <b>TAFT LOVE</b> <b>3759 CHUCK WAGON RD</b> <b>CHEYENNE, WY, 82009</b>	PROJECT: <b>TKO RANCH/GGR SUBDIVISION DEVELOPMENT PLAN</b>	DRAWING TITLE: <b>PDP</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">NO.</th> <th style="width: 10%;">REVISION</th> <th style="width: 10%;">DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	REVISION	DATE									
NO.	REVISION	DATE													
			307.637.6017 1103 OLD TOWN LANE, SUITE 101 CHEYENNE, WY 82009 AVI@AVIPC.COM												
DATE: Jul 11, 2019			DRAWN BY: MR												
DESIGNED BY: BP			CHECKED BY: BP												
JOB NO.: 4245			DRAWING NO. OF 1												



July 11<sup>th</sup>, 2019

2-4245.19

Nancy Trimble, Laramie County Planning  
3966 Archer Parkway  
Cheyenne, WY 82009

**RE: TKO Ranch/GGR Subdivision Final Plat  
Traffic & Drainage Study Waiver Request**

Dear Mrs. Trimble,

AVI, pc would like to request a waiver for providing a detailed Traffic Impact Study for the above-referenced development. Each tract is expected to have an average of 3 vehicles, generating a total of 9.0 daily trips per lot for a total of 180 trips. Combined with the existing 150 trips on Chuck Wagon Road, the 330 total daily trips is within the 350 ADT for rural local roads, to which standards the proposed internal right-of-ways will be constructed. The two proposed access points, one connecting to the existing Chuck Wagon Road right-of-way, and the other connecting to an existing 40' right-of-way access easement, is expected to disperse the traffic on a 70/30 ratio.

We would also like to request a waiver for providing a Drainage Plan and Study at this time. The proposed development will be single-family rural residential. Impacts to the existing terrain will be minimal, with the majority of grading to occur for the residential structures, associated structures and driveways. All pertinent Floodplain Development Permits, Right-of-Way and GESC Permits will be submitted to the Laramie County Planning and Development Office prior to the start of construction.

If you have any questions, or would like to discuss this project in greater detail, please contact our office.

Sincerely,



Bryan Nicholas

**A.V.I. PROFESSIONAL CORPORATION**



**PZ-19-00204 TKO Ranch/GGR Subdivision, 1<sup>st</sup> Filing Subdivision Pmt & Plat**

**County Assessor:** Clarice Blanton COMMENTS ATTACHED 07/29/2019

We are assessing Taft Carroll Love and Jill Messina Love for the south 1/2 of the West 1/2 of Section 32. The Dedication will need to reflect their deeded names.

In the Dedication please specify what portion each of the parties own i.e. Love's West 1/2 of the section and Selin's the Northeast quarter less the north 326.54 feet.

Is it possible to shorten up the plat name?

**County Real Estate Office:** Laura Pate COMMENTS ATTACHED 08/01/2019

Please add full middle names for the Love's in the Dedication, signature line and Notary Acknowledgement. Taft Carroll Love and Jill Messina Love.

**County Engineer:** Scott Larson COMMENTS ATTACHED 08/05/2019

**Engineer Review**

1. I concur with the request for a waiver of a detailed Drainage Study and Traffic Study based on the information provided.

**Surveyor Review**

1. In the SELIN DEDICATION, "DOES" should be "DO" and "...THE RIGHTS OF WAY THE EASEMENTS SHOWN HEREON..." phrase is a little unclear. In the LOVE DEDICATION, "OWNER" should be "OWNERS", "DOES" should be "DO" and "...THE RIGHTS OF WAY THE EASEMENTS SHOWN HEREON..." phrase is a little unclear.

2. Some of bearings and distances in the LEGAL DESCRIPTION do not match those shown on the boundary of the subdivision.

3. There is an 80' wide (by scale) strip of land along the West boundary of Tract 6, outside of but adjacent to the subdivision, which is not identified.

4. As a final note, I did not see any mention of irrigation water rights on the subdivision so I assume there aren't any on the subdivision. Looking at the aerial photography of the area it appears that a significant portion of the subdivision is farmed and might have some irrigation water rights.

**Environmental Health Department:** Roy Kroeger COMMENTS ATTACHED 07/23/2019

Laramie County Small Wastewater System Regulations

A DEQ Chapter 23 Subdivision Review Shall Be Completed And Submitted To Environmental Health Prior To The Issuance Of Any Small Wastewater Permits.

A Copy Of The Signed Final Plat Shall Be Submitted To Env Health Prior The Issuance Of Any Small Wastewater System Permit.

A 10' Deep Sight Hole And Percolation Test Shall Be Done Prior To Application For Any Small Wastewater System Permit.



Lots 4-6 Are Mostly In The Flood Plane And Appear To Be Difficult To Place A Small Wastewater System.

**Planners:** Nancy Trimble COMMENTS ATTACHED 08/05/2019

1. A fees balance of \$147.40 is still due on the Preliminary Development Plan application (PZ-19-00137).
2. Any work within, or access/road crossing of, floodplain will require a Floodplain Development Permit for each location of encroachment.
3. The proposed name of the subdivision combines two different names and is unconventional and potentially confusing. It is recommended that a less complicated subdivision name be considered.

**Agencies responding with No Comment:** County Public Works Dept., Sheriff's Office, Laramie County Weed & Pest.

**Agencies not responding:** County Treasurer, County Conservation District, Laramie County School District No. 2, Wyoming State Engineer's Office, Wyoming DEQ, Wyoming Game & Fish, US Post Office, Combined Communications Center, Emergency Management, Fire District No. 6, High West Energy, CenturyLink, RT Communications, Building Dept., Charter Cable Services.



TKO Ranch/GGR Final Plat  
Friday, August 30, 2019  
Page 1 of 2  
2-4245.19



Nancy Trimble  
Laramie County Planning  
3966 Archer Parkway  
Cheyenne, WY 82009  
[ntrimble@laramiecounty.com](mailto:ntrimble@laramiecounty.com)

August 30, 2019  
2-4245.19

Dear Mrs. Trimble,

Attached for your review is a resubmittal of the Final Plat the for TKO Ranch/GGR Subdivision Permit and Plat. This letter is in response to the County Agency comments (dated 8/06/2019) on the original Plat submittal. The County's review comments are listed below with AVI's response in *red*.

**County Assessor: Clarice Blanton COMMENTS ATTACHED 07/29/2019**

We are assessing Taft Carroll Love and Jill Messina Love for the south 1/2 of the West 1/2 of Section 32. The Dedication will need to reflect their deeded names.

*The full names of Taft and Jill Love have been included in the dedication.*

In the Dedication please specify what portion each of the parties own i.e. Love's West 1/2 of the section and Selin's the Northeast quarter less the north 326.54 feet.

*We would prefer to keep the property descriptions out of the dedications and would refer to the Warranty Deeds, existing and new.*

Is it possible to shorten up the plat name?

*At this time we prefer to keep the intended name to reflect the participating parties subdividing the land.*

**County Real Estate Office: Laura Pate COMMENTS ATTACHED 08/01/2019**

Please add full middle names for the Love's in the Dedication, signature line and Notary Acknowledgement. Taft Carroll Love and Jill Messina Love.

*The full names of Taft and Jill love have been added.*

**County Engineer: Scott Larson COMMENTS ATTACHED 08/05/2019**

**Engineer Review**

1. I concur with the request for a waiver of a detailed Drainage Study and Traffic Study based on the information provided.

*Comment acknowledged.*

**Surveyor Review**

1. In the SELIN DEDICATION, "DOES" should be "DO" and "...THE RIGHTS OF WAY THE EASEMENTS SHOWN HEREON..." phrase is a little unclear. In the LOVE DEDICATION, "OWNER" should be "OWNERS", "DOES" should be "DO" and "...THE RIGHTS OF WAY THE EASEMENTS SHOWN HEREON..." phrase is a little unclear.

*Noted. Revisions have been made in both dedications.*

2. Some of bearings and distances in the LEGAL DESCRIPTION do not match those shown on the boundary of the subdivision.

*Noted. Corrections have been made to the bearings and distances in the legal description to reflect the plat.*



3. There is an 80' wide (by scale) strip of land along the West boundary of Tract 6, outside of but adjacent to the subdivision, which is not identified.

*The 80' wide strip in question is owned by Greg A. Scriven of 13340 W. Tiger Aloe Place. Please refer to the note shown west of Tract 7 and Tract 19.*

4. As a final note, I did not see any mention of irrigation water rights on the subdivision so I assume there aren't any on the subdivision. Looking at the aerial photography of the area it appears that a significant portion of the subdivision is farmed and might have some irrigation water rights.

*Comment acknowledged; irrigation water rights are not required to be addressed on the Plat.*

**Environmental Health Department: Roy Kroeger COMMENTS ATTACHED 07/23/2019**

Laramie county small wastewater system regulations a deq chapter 23 subdivision review shall be completed and submitted to environmental health prior to the issuance of any small wastewater permits.

*A Chapter 23 DEQ Study is currently being reviewed; approval will be obtained prior to signing of the final plat.*

A copy of the signed final plat shall be submitted to env. health prior the issuance of any small wastewater system permit.

*Comment acknowledged.*

A 10' deep sight hole and percolation test shall be done prior to application for any small wastewater system permit.

*Comment acknowledged, all requirements for construction permits will be the responsibility of the individual tract owner.*

Lots 4-6 are mostly in the flood plain and appear to be difficult to place a small wastewater system.

*As shown on the Preliminary Development Plan, all future septic systems will meet the required setbacks from all seasonal or intermittent waters (100-year Floodplain).*

**Planners: Nancy Trimble COMMENTS ATTACHED 08/05/2019**

1. A fees balance of \$147.40 is still due on the Preliminary Development Plan application (PZ-19-00137).

*Comment acknowledged. All fees will be paid for the Preliminary Development Plan and Subdivision Permit and Plat prior to recordation of the Plat.*

2. Any work within, or access/road crossing of, floodplain will require a Floodplain Development Permit for each location of encroachment.

*Comment acknowledged. A ROW permit and Floodplain Development Permit will be submitted prior to construction of all roads.*

3. The proposed name of the subdivision combines two different names and is unconventional and potentially confusing. It is recommended that a less complicated subdivision name be considered.

*Comment acknowledged. At this time, the applicant and agent prefer to keep the name in order to reflect the participated parties subdividing the land.*

Sincerely,  
Bryan Nicholas



**AVI PROFESSIONAL CORPORATION**



**NOTES**

TKO RANCH/GGR SUBDIVISION CONTAINS 109.02 ACRES ± AND 19 TRACTS.

FLOOD HAZARD AREAS ARE WITHIN THE PROPOSED SUBDIVISION (NO BASE FLOOD ELEVATIONS DETERMINED) OF THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR LARAMIE COUNTY PANEL 1130 OF 1650. MAP NOS. 56021C1130F WITH AN EFFECTIVE DATE OF JANUARY 17, 2017.

FIRE PROTECTION WILL BE PROVIDED BY LARAMIE COUNTY FIRE DISTRICT #6.

ALL STREETS TO BE PUBLIC BUT PRIVATELY MAINTAINED.

UTILITY EASEMENTS ARE FOR LOCAL UTILITY COMPANIES

NO PUBLIC WATER SYSTEM

NO PUBLIC SEWER SYSTEM

GROSS AREAS FOR TRACT 1 AND TRACT 2 ARE CALCULATED USING THE ENTIRE TKO RANCH ROAD RIGHT OF WAY  
GROSS AREA FOR TRACTS 3-19 CALCULATED USING EXTENDED LOT LINES TO THE CENTERLINE OF TKO RANCH ROAD AND GGR ROAD RIGHT OF WAY

**BASIS OF BEARINGS**

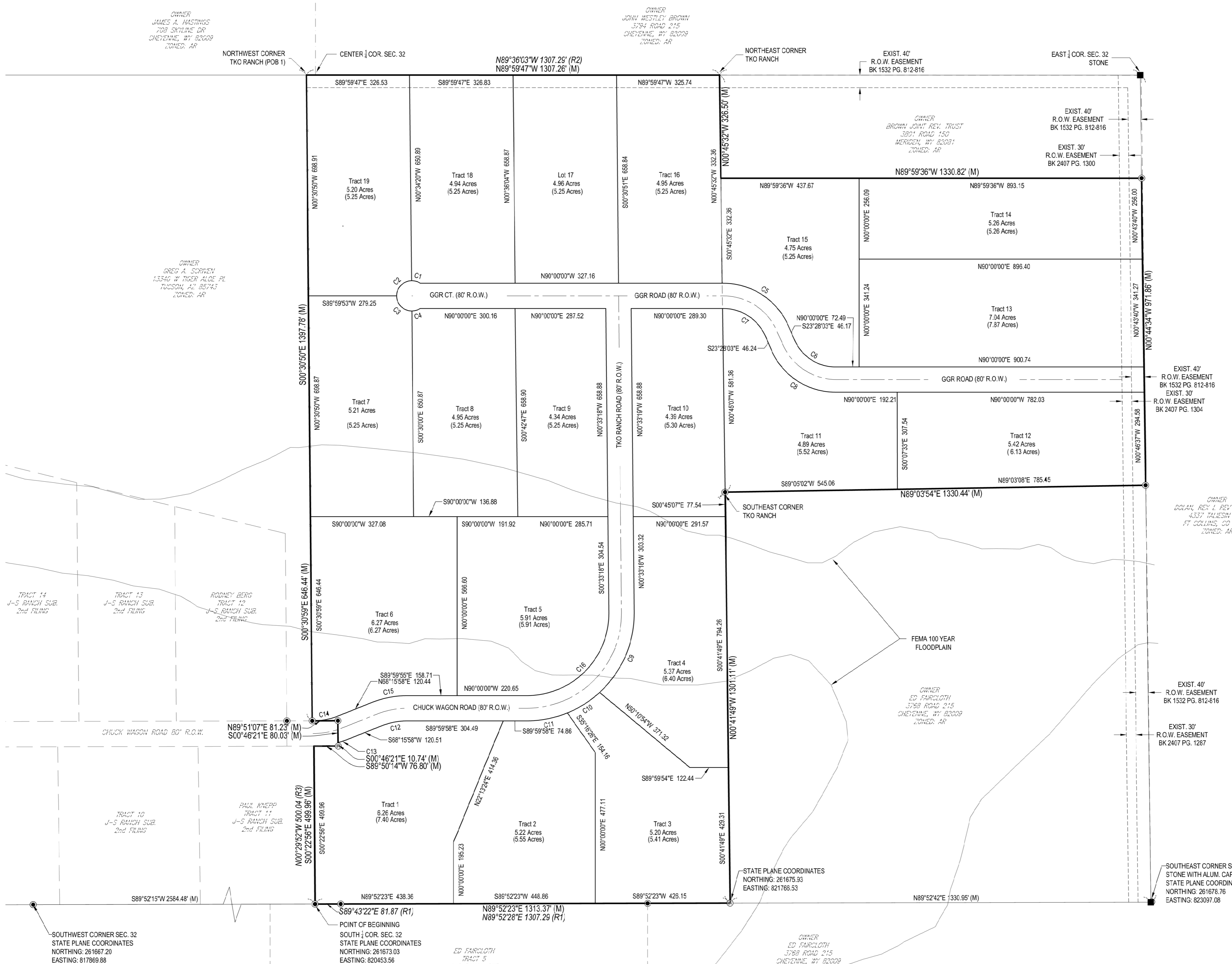
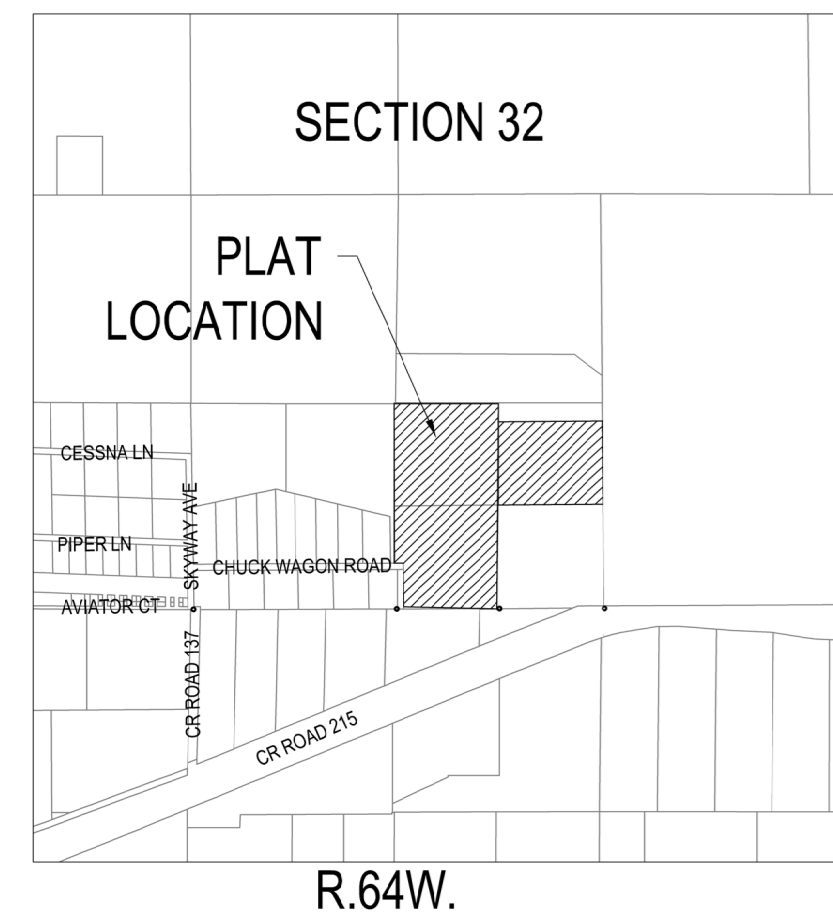
COORDINATES ARE GROUND COORDINATES BASED ON WYOMING STATE PLANE EAST AND NAD 83, FIPZONE 4901. TO CONVERT TO STATE PLANE COORDINATES ADD 200,000 FT TO THE NORTING AND 800,000 FT TO THE EASTING AND MULTIPLY BY A PROJECT SCALE FACTOR OF 0.999650829 EXAMPLE POINT 100 GROUND NORTHING = 160668.900 GROUND EASTING = 252264.687  
N = (160668.900+100000)\*SF = 260577.882  
E = (252264.687+800000)\*SF = 752002.016  
STATE PLANE NORTHING = 260577.882  
STATE PLANE EASTING = 752002.016

**LEGEND**

- ▲ FOUND SPIKE
- FOUND ALUMINUM CAP
- FOUND STONE
- FOUND IRON ROD
- ⊙ SET 2" ALUMINUM CAP AVI PC PLS 12045
- (R1) RECORD DATA FROM J-S RANCH SUBDIVISION
- (R2) RECORD DATA FROM RECORDED RIGHT-OF-WAY EASEMENT BK 1532/ PG. 812-816
- (R3) RECORD DATA FROM J-S RANCH, 2ND FILING

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	28.59	48.00	34.12	N73° 30' 39"W	28.17
C2	74.91	48.00	89.42	S44° 43' 09"W	67.54
C3	75.83	48.00	90.51	S45° 14' 41"E	68.18
C4	27.70	48.00	33.06	N72° 58' 03"E	27.32
C5	264.25	225.00	67.29	S57° 06' 46"E	249.32
C6	169.28	140.00	69.27	S56° 43' 08"E	159.14
C7	170.29	145.00	67.29	S57° 06' 57"E	160.67
C8	262.06	220.00	68.25	S56° 44' 02"E	246.84
C9	283.90	340.00	47.84	N23° 21' 56"E	275.72
C10	121.89	340.00	20.54	N57° 33' 22"E	121.24
C11	131.51	340.00	22.16	N78° 54' 29"E	130.70
C12	79.66	210.00	21.74	S79° 08' 01"W	79.19
C13	29.11	286.00	5.83	S71° 17' 35"W	29.10
C16	410.41	280.00	90.44	S44° 45' 52"W	369.11

**VICINITY MAP**  
NOT TO SCALE



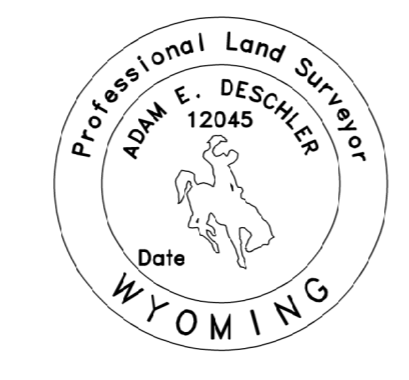
**LEGAL DESCRIPTION**

A PORTION OF LAND BEING SITUATED IN THE WEST HALF AND NORTHEAST QUARTER, OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 15 NORTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A FOUND POINT ON THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER, THENCE N89°52'53"E A DISTANCE OF 1313.37 FEET TO A POINT; THENCE N00°41'49"W A DISTANCE OF 1301.11 FEET TO A POINT; THENCE S89°03'54"E A DISTANCE OF 1330.44 FEET TO A POINT; THENCE N00°44'34"W A DISTANCE OF 971.86 FEET TO A POINT; THENCE S89°59'36"W A DISTANCE OF 1330.82 FEET TO A POINT; THENCE N00°45'32"W A DISTANCE OF 326.50 FEET TO A POINT; THENCE N89°59'47"W A DISTANCE OF 1307.26 FEET TO A POINT; THENCE S00°30'50"E A DISTANCE OF 1397.78 FEET TO A POINT; THENCE S09°59'59"E A DISTANCE OF 846.44 FEET TO A POINT; THENCE N89°51'07"E A DISTANCE OF 81.23 FEET TO A POINT; THENCE S00°48'21"E A DISTANCE OF 60.03 FEET TO A POINT; THENCE S89°50'14"W A DISTANCE OF 76.80 FEET TO A POINT; THENCE S00°22'56"E A DISTANCE OF 499.96 FEET MORE OR LESS TO THE POINT OF BEGINNING

SAID PARCEL OF LAND CONTAINS 109.02 ACRES MORE OR LESS

**CERTIFICATE OF SURVEYOR**

I, ADAM E. DESCHLER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WYOMING DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM THE RECORDS AND FIELD NOTES OF A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



**APPROVALS**

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.  
CHAIRMAN \_\_\_\_\_  
APPROVED BY THE COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.  
CHAIRMAN \_\_\_\_\_  
COUNTY CLERK \_\_\_\_\_

**FILING RECORD**

\_\_\_\_\_

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: THAT GREGORY J. SELIN & KIM L. SELIN, OWNERS IN FEE SIMPLE OF THE LAND EMBRACED IN THIS FINAL PLAT OF "TKO RANCH/GGR SUBDIVISION," DO HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES, DO HEREBY GRANT TO THE PUBLIC THE RIGHTS OF WAY AND EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED ON THIS PLAT.

GREGORY J. SELIN \_\_\_\_\_

KIM L. SELIN \_\_\_\_\_

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: THAT TAFT CARROLL LOVE & JILL MESSINA LOVE, OWNER IN FEE SIMPLE OF THE LAND EMBRACED IN THIS FINAL PLAT OF "TKO RANCH/GGR SUBDIVISION," DO HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES, DO HEREBY GRANT TO THE PUBLIC THE RIGHTS OF WAY AND EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED ON THIS PLAT.

TAFT CARROLL LOVE \_\_\_\_\_

JILL MESSINA LOVE \_\_\_\_\_

**ACKNOWLEDGEMENTS**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY GREGORY J. SELIN AND KIM L. SELIN, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC, \_\_\_\_\_, WYOMING

MY COMMISSION EXPIRES \_\_\_\_\_

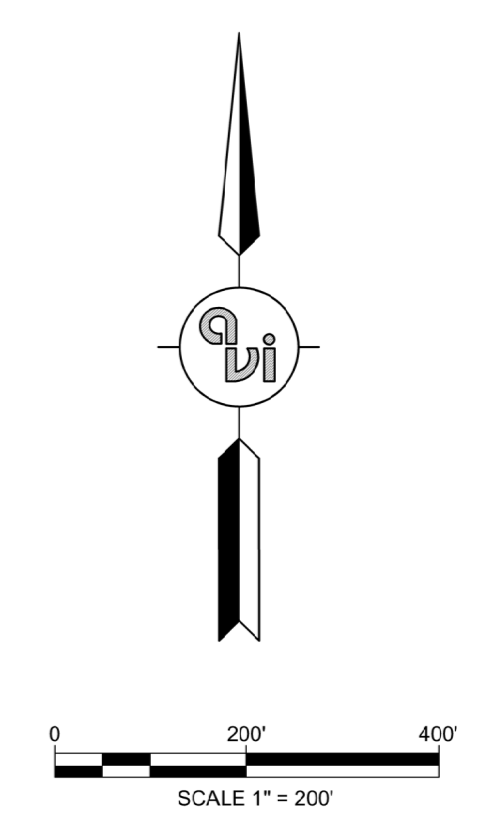
**ACKNOWLEDGEMENTS**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY TAFT CARROLL LOVE AND JILL MESSINA LOVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC, \_\_\_\_\_, WYOMING

MY COMMISSION EXPIRES \_\_\_\_\_



**FINAL PLAT FOR TKO RANCH/GGR SUBDIVISION**

BEING SITUATED IN A PORTION OF THE W1/2 SE1/4, AND A PORTION OF THE NE1/4 SE1/4, SECTION 32, T15N, R64W, AND A REPLAT OF A PORTION OF TRACT 11, J-S RANCH, 2ND FILING OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING PREPARED AUGUST 2019

DATE	Aug 30, 2019
REVISION	
NO.	
PROJECT:	TKO RANCH DEVELOPMENT PLAN
DRAWING TITLE:	FINAL PLAT
PREPARED FOR:	TKO DEVELOPMENT, LLC TAFT LOVE 3759 CHUCK WAGON RD CHEYENNE, WY 82009
DATE:	Aug 30, 2019
DRAWN BY:	BN
DESIGNED BY:	BN
CHECKED BY:	BP
JOB NO.:	4245
DRAWING NO.:	1 OF 1

**40 Year**  
ENGINEERING PLANNING SURVEYING  
307.637.6017  
1103 OLD TOWN LANE, SUITE 101  
CHEYENNE, WY 82009  
AVI@AVIPC.COM



RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR  
TKO RANCH/GGR SUBDIVISION, 1ST FILING, LOCATED IN THE W1/2 SE1/4 AND  
A PORTION OF THE NE1/4 SE1/4, SECTION 32, T. 15 N., R. 64 W., OF THE 6TH PM,  
AND A PORTION OF TRACT 11, J-S RANCH, 2ND FILING,  
LARAMIE COUNTY, WY.**

**WHEREAS**, Wyoming State Statutes §18-5-201 to 18-5-208; §18-5-301 to 18-5-315 authorize Laramie County, in promoting the public health, safety, morals and general welfare of the county, to regulate the use of land through zoning in unincorporated Laramie County; and

**WHEREAS**, the Laramie County Board of Commissioners adopted the Laramie County Land Use Regulations; and

**WHEREAS**, the proposed subdivision and plat is in accordance with section 2-1-101 (a-e) of the Laramie County Land Use Regulations; and

**WHEREAS**, this resolution is the subdivision permit for TKO Ranch/GGR Subdivision, 1<sup>st</sup> Filing.

**NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF LARAMIE COUNTY, WYOMING**, as follows:

The Laramie County Board of Commissioners finds that:

- a. This application is in conformance with section 2-1-101 (a-e) of the Laramie County Land Use Regulations.

**And the Board approves the Subdivision Permit and Plat for TKO Ranch/GGR Subdivision, 1<sup>st</sup> Filing with the following condition:**

1. Proof of DEQ approval is required prior to plat recordation.

**PRESENTED, READ AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.**

LARAMIE COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
Linda Heath, Chairman

ATTEST:

\_\_\_\_\_  
Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

  
\_\_\_\_\_  
Mark T. Voss, Laramie County Attorney

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR TKO RANCH/GGR SUBDIVISION, 1ST FILING, LOCATED IN THE W1/2 SE1/4 AND A PORTION OF THE NE1/4 SE1/4, SECTION 32, T. 15 N., R. 64 W., OF THE 6TH PM, AND A PORTION OF TRACT 11, J-S RANCH, 2ND FILING, LARAMIE COUNTY, WY.**

**WHEREAS**, Wyoming State Statutes §18-5-201 to 18-5-208; §18-5-301 to 18-5-315 authorize Laramie County, in promoting the public health, safety, morals and general welfare of the county, to regulate the use of land through zoning in unincorporated Laramie County; and

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1. Proof of DEQ approval is required prior to plat recordation.

**PRESENTED, READ AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.**

LARAMIE COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
Linda Heath, Chairman

ATTEST:

\_\_\_\_\_  
Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

\_\_\_\_\_  
Mark T. Voss, Laramie County Attorney